

**STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
WEDNESDAY, FEBRUARY 24, 2016  
6:00 PM**

**ROOM 128 – CITY HALL – 7525 W. GREENFIELD AVE.**

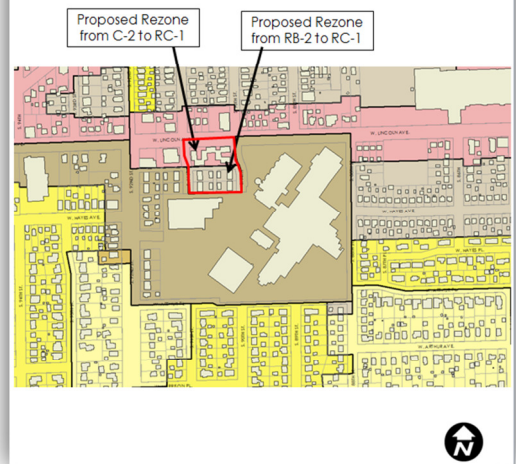
1. **Approval of the January 27, 2016 minutes.**
- 2A. **Ordinance to amend the Official West Allis Zoning Map by rezoning the properties located at 9005-9029 W. Lincoln Ave., 2307-2331 S. 90th St. and 2320-2330 S. 91 St., from C-2 Neighborhood Commercial District and RB-2 Residential District to RC-1 Residential District.**

A request for an Ordinance to amend the Official West Allis Zoning Map by rezoning the property located at 9005-9029 W. Lincoln Ave., 2307-2331 S. 90th St. and 2320-2330 S. 91 St., from C-2 Neighborhood Commercial District and RB-2 Residential District to RC-1 Residential District.

The five subject properties, which total approximately 1.4 acres and are owned by the holding company of Aurora, are located along W. Lincoln Ave. between S. 90 St. and S. 91 St. The northern-most parcel, which is occupied by 28 units of multi-family housing is zoned C-2 Neighborhood Commercial District, and the southern four parcels, which are occupied by four 4-unit buildings and four detached garages are zoned RB-2 Residential District. All properties are proposed to be rezoned to RC-1 Residence District. The multi-family properties are planned to be demolished within the next month to make way for the construction of a proposed 652 stall parking structure addition scheduled to be completed near the end of 2016.

As can be seen below, the expansion of the Aurora hospital campus was planned for in the City's 2030 Comprehensive Plan.

Ordinance to amend the Official West Allis Zoning Map by rezoning the properties located at 9005-9029 W. Lincoln Ave., 2307-2331 S. 90th St. and 2320-2330 S. 91 St., from C-2 Neighborhood Commercial District and RB-2 Residential District to RC-1 Residential District.



**Concept Area 23 - West Allis Memorial Hospital**

**Objective**

Maintain a full service acute care hospital on the campus, with program/service development and expansion based upon the needs of the population that is served by the facility. Plan for additional space needs for medical services, physician offices, and surface and structured parking. Consider the acquisition of land to supplement what already exists as part of the campus.

It is envisioned that the campus would be enlarged to the east along W. Lincoln Avenue, up to the WA Central parking lots, and to the west along W. Lincoln Avenue to S. 92nd Street.

Development and/or expansion should complement the scale and character of the neighborhood, including building scale and style, parking design and location, landscaping, and streetscape elements along W. Lincoln Avenue.

Figure 9-72: Area 23



Properties to the west and north are zoned as C-2/Neighborhood Commercial District, Properties to the east and south are zoned as RC-1/ Residence District.

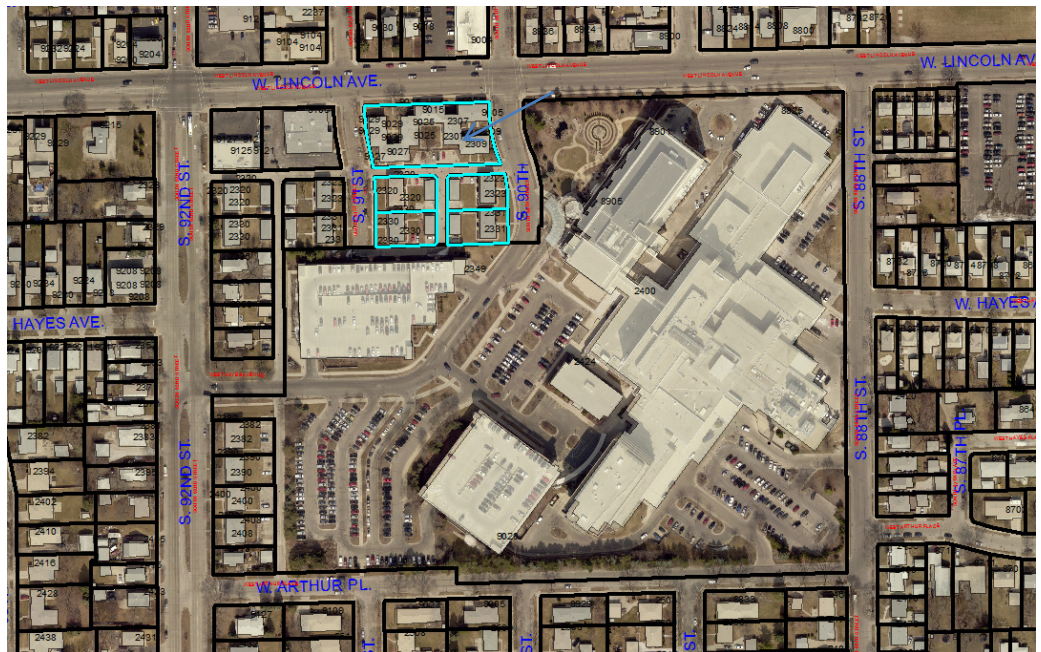
**Recommendation:** Recommend Common Council approval of Ordinance to amend the Official West Allis Zoning Map by rezoning the properties located at 9005-9029 W. Lincoln Ave., 2307-2331 S. 90th St. and 2320-2330 S. 91 St., from C-2 Neighborhood Commercial District and RB-2 Residential District to RC-1 Residential District.

- 2B. Special Use Permit for Aurora West Allis Medical Center for a proposed addition to the existing parking structure, to be located at 9005-9029 W. Lincoln Ave., 2307-2331 S. 90th St., 2320-2330 S. 91 St., 8901 W. Lincoln Ave. and 2349 and 2400 S. 90 St.**
- 2C. Site, Landscaping and Architectural Plans for Aurora West Allis Medical Center for a proposed addition to the existing parking structure, to be located at 9005-9029 W. Lincoln Ave. and 2307-2330 S. 90th St., submitted by Richard Kellar, d/b/a Aurora Health Care. (Tax Key Nos. 487-0096-000, 487-0100-000, 487-0099-000, 487-0098-000, and 487-0097-000)**
- 2D. Certified Survey Map by Aurora West Allis Medical Center, to consolidate 5 parcels located at 9005-9029 W. Lincoln Ave. and 2307-2331 S. 90th St. and 2320-2330 S. 91 St., into one lot of record submitted by Richard Kellar, of Aurora Health Care. (Tax Key Nos. 487-0096-000, 487-0100-000, 487-0099-000, 487-0098-000, and 487-0097-000)**

Items 2B, 2C and 2D may be considered together.

### Overview

The proposal is from Aurora West Allis Medical Center for a building addition to their northwest parking garage. The existing garage was built in 2001 and currently contains 520 parking spaces. The proposed addition contains 652 parking spaces; however, Aurora will be removing 19 spaces in the existing garage to provide the link to the addition. Therefore, the parking count for the entire garage will be 1,153 parking spaces in total.



The proposed area for the parking garage addition is approximately 248,850 square feet. Aurora purchased the properties that currently contain apartment buildings and detached garages north of their existing parking garage. These properties are located between S. 91<sup>st</sup> St. and S. 90<sup>th</sup> St. and south of Lincoln Avenue. In the early part of





December, Aurora submitted the forms and documents to vacate S. 90th St. (south of W. Lincoln Ave.) and the T-shaped alleys that separate the southern apartment properties. The apartment buildings to the north of the alley are zoned C-2 Neighborhood Commercial District and the four 4-unit apartments and detached garages to the south of the east west alley and north of the existing parking structure are zoned RB-2 Residence District. Aurora proposes to have the properties rezoned to RC-1 Residence District to match the zoning of the rest of the Aurora healthcare campus.

The change of the properties to be zoned an RC-1 type allows for the campus building to be classified a Special Use for Hospitals. Additionally, as part of the Special Use Permit approval the applicant is requesting that the Common Council waive the floor area ratio for the project which is 1.33, which is greater than the allowed value of 1.2 for a development in the RC-1 Residence District.

- *Floor Area Ratio definition. The numerical value obtained through dividing the Gross Floor Area (GFA) of a building or buildings by the total area of the lot or parcel of land on which the building or buildings are located. The total area of the lot or parcel shall include all the land within its boundaries, including the buffer areas.*

Additionally, the applicant is requesting the Common Council waive the RC-1/Residence 20' setback requirement. The proposed setback from the property line on W. Lincoln Ave. to the front of the parking structure is 10 ft. It should be noted that the lot line is actually 10' from the back of the sidewalk along W. Lincoln Ave. on this block, so in reality the building will be setback approximately 20' from the back of the sidewalk.

As is true with the existing Aurora campus property, it is understood that the ownership of this property will be transferred to the City of West Allis after the completion of the planning process. A Certified

Survey Map for the expansion area is included with this application, upon approval, and full agreement to transfer ownership, the Certified Survey Map will be recorded and the City-owned hospital campus will expand by approximately 1.6 acres (includes right of way).

### Architectural

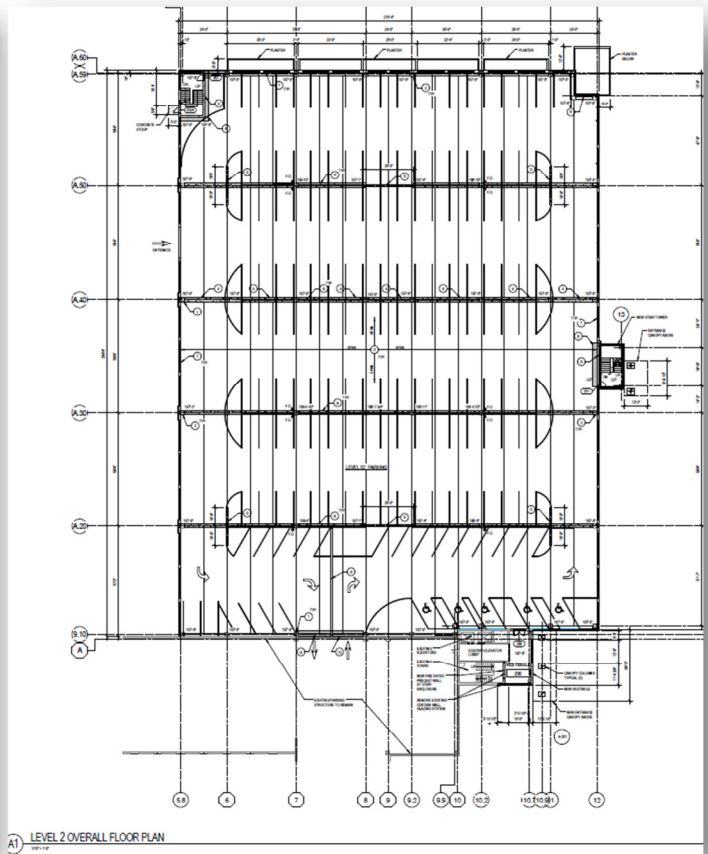
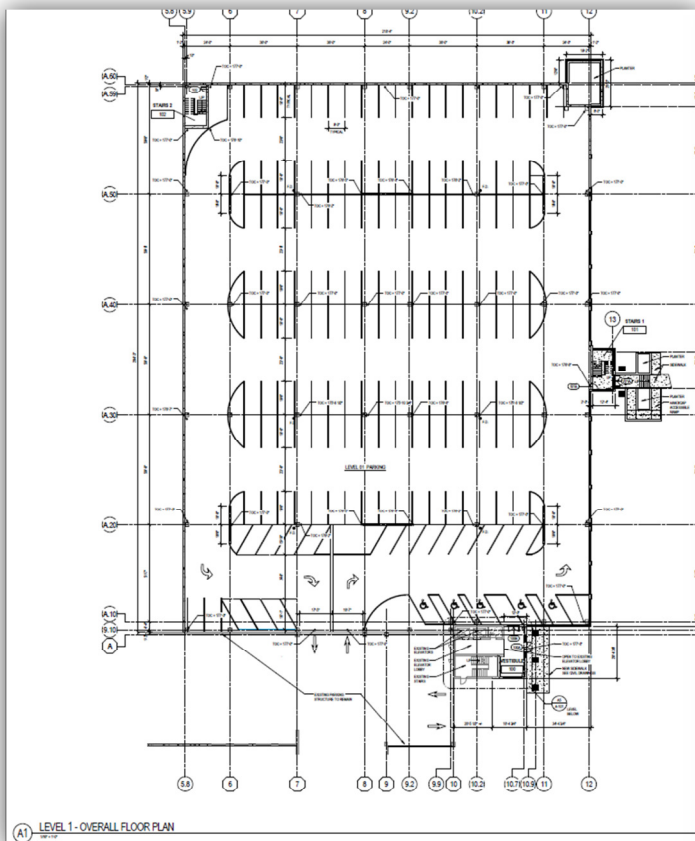
For the exterior architectural treatment of the parking garage, the objective was to mimic the Aurora Women's Pavilion, to enhance the streetscape along W. Lincoln Ave. and to tie the parking garage to the other campus buildings. The applicant has accomplished this by the use of concrete panels clad with brick. A decorative metal grate will be used to cover the windows at the base level and on the additional floors window frames will be put in place to mimic the windows at the hospital but no actual glass will be put in place because to do so on a parking structure would bring up an array of building and fire code issues.

On the northeast corner of the building, decorative light-up panels are proposed to create additional visual interest to what is the corner of the main entrance to the hospital complex at S. 90 St. and W. Lincoln Ave. In front of the decorative panels, Aurora will establish a location for a piece of significant visual art which would be placed in the foreground of the proposed lit panels.

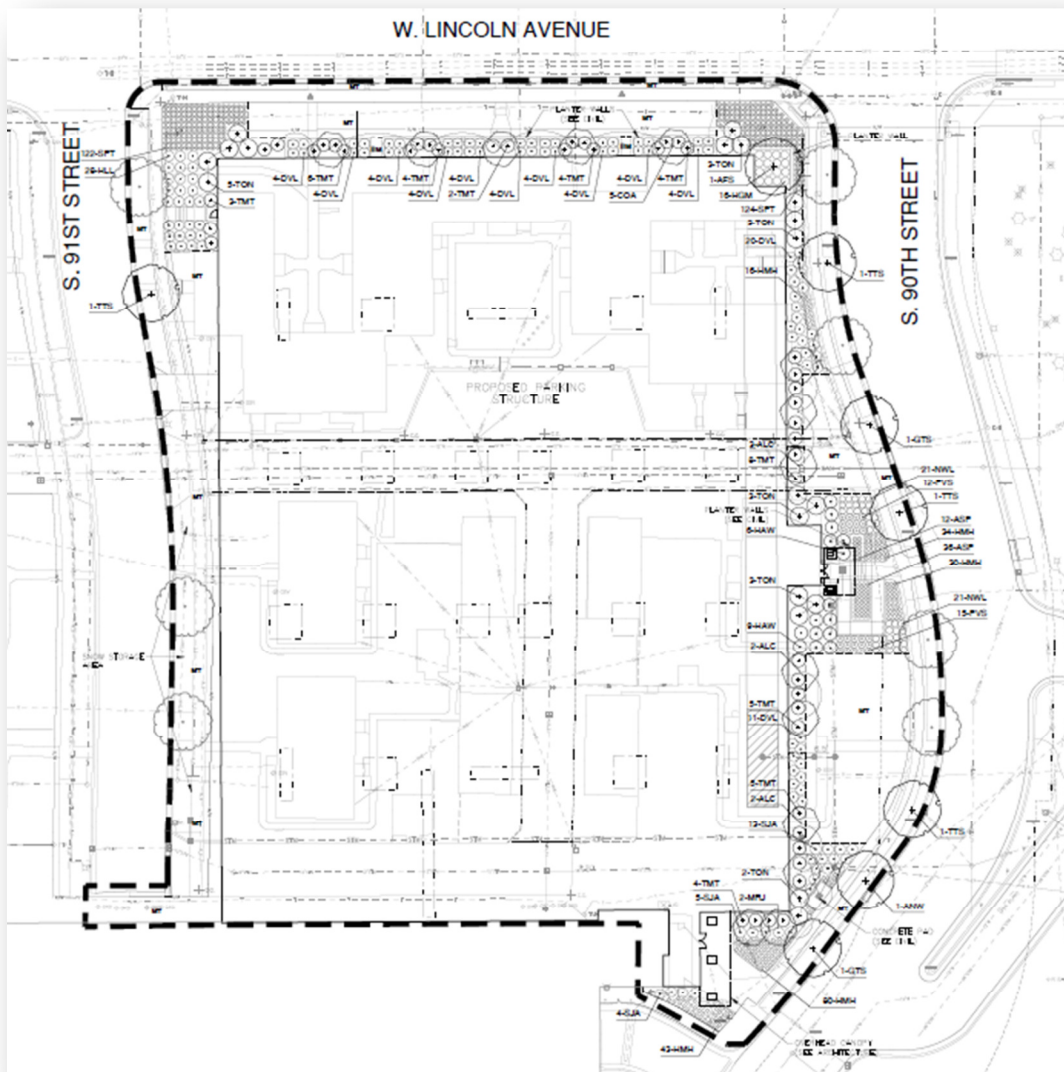
From a massing standpoint, because of the steep downward slope of the grade from west to east, the structure will appear 3 stories above grade on the east and 2 stories above grade on the west elevation. Each of the glass stair towers extend approximately 5' beyond the top of the main portion of the parking structure itself.

### Site and Landscaping

The landscape design provides planting beds along W. Lincoln Ave. to help bring the scale of the building down to a pedestrian level at the sidewalks. There is a minor encroachment of plantings that extend over the property line into the right of way. The storm water on the site is being captured and stored in an underground tank placed under the parking garage slab so it can be released at a controlled rate.



Along W. Lincoln Ave. the proposed plantings extend out approximately 6' from the building with an additional approximate 14' wide grass area between the plantings and the sidewalk. Staff would like the applicant to explore extending the planting area out closer to the sidewalk, creating a more curvilinear planter wall, and building the expanded planting area into the grade (such as tiering it down to the sidewalk gradually) to help minimize the walled look of the planter wall to the sidewalk. Staff is looking to create more interest in the front planting area, to give it more of a green look and to create a less linear/rigid planting area, by creating areas that curve out into the grass area. The City Forester will review all proposed plantings for approval.



Aurora will come back with a signage plan in the future. In regards to lighting, staff would like to confirm that the roof-top lighting is as dim as possible, in order to balance the necessary safety needed on the

top floor while at the same time limiting the potential impact on the surrounding residential neighborhood.

**Recommendation:** Recommend Common Council approval of the Special Use Permit and the Certified Survey Map for Aurora West Allis Medical Center, Center for a proposed addition to the existing parking structure, to be located at 9005-9029 W. Lincoln Ave., 2307-2331 S. 90th St., 2320-2330 S. 91 St., 8901 W. Lincoln Ave. and 2349 and 2400 S. 90 St., approval of the Site, Landscaping and Architectural Plans for Aurora West Allis Medical Center for a proposed addition to the existing parking structure, to be located at 9005-9029 W. Lincoln Ave. and 2307-2330 S. 90th St., submitted by Richard Kellar, d/b/a Aurora Health Care. (Tax Key Nos. 487-0096-000, 487-0100-000, 487-0099-000, 487-0098-000, and 487-0097-000), and Common Council approval of the Certified Survey Map by Aurora West Allis Medical Center, to consolidate 5 parcels located at 9005-9029 W. Lincoln Ave. and 2307-2331 S. 90th St. and 2320-2330 S. 91 St., into one lot of record submitted by Richard Kellar, of Aurora Health Care. (Tax Key Nos. 487-0096-000, 487-0100-000, 487-0099-000, 487-0098-000, and 487-0097-000), subject to the following conditions:

(Items 1 through 7 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Common Council approval of the, Rezoning, Special Use Permit and the Certified Survey Map.
2. A revised Site, Landscaping and Architectural Plan being submitted to the Department of Development to show the following: (a) a clear reference to property lines on the landscaping plans; (b) hardwood mulch being specified; (c) species and placement of landscaping are subject to the City Foresters review; (d) planter wall details being provided and approved by Development staff; (e) extending the planting area along W. Lincoln Ave. further out towards the sidewalk; (f) creating a more curvilinear and multi-tiered planting area and planter wall along W. Lincoln Ave.; (g) approval of the stairway lighting by staff; and, (h) bike racks to be approved by staff. Contact Steve Schaer, City Planner at (414) 302-8466 with any questions.
3. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner at 414-302-8466.
4. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.
5. Documentation and approval showing compliance with the City of West Allis Stormwater Management Ordinance, to be submitted to the Engineering Department by a registered Civil Engineer. A storm water permit must be obtained from the City Engineering Department. Contact Joseph Burtch, Assistant City Engineer, at 414-302-8379.
6. Permit application and approved plans being submitted by applicant to the Engineering Dept. for necessary driveway permit to be granted by the Board of Public Works (and the Wisconsin Department of Transportation if applicable). Contact Michael Lewis, City Engineer at 414-302-8372.
7. Request for Grant of Privilege with approved plans being submitted by applicant to the City Attorney's Office, for issuance of a Grant of Privilege for landscaping in the City's right of way. Contact Margaret Jutz, Attorney's Office at (414) 302-8445.

(Remaining conditions of approval to be satisfied within one year of Plan Commission approval;)

8. A revised signage plan being submitted to and approved by the Department of Development.



9. Lighting plan being submitted to the Department of Development for review.

3. **Architectural Plans for Verizon Wireless, to locate additional antennas on the roof of the Lamp Light Inn (former West Park Place), located at 7400 West Greenfield Avenue, submitted by Sandy Banfield, d/b/a Buell Consulting. (Tax Key No. 440-0415-001)**

**Project Overview and Zoning**

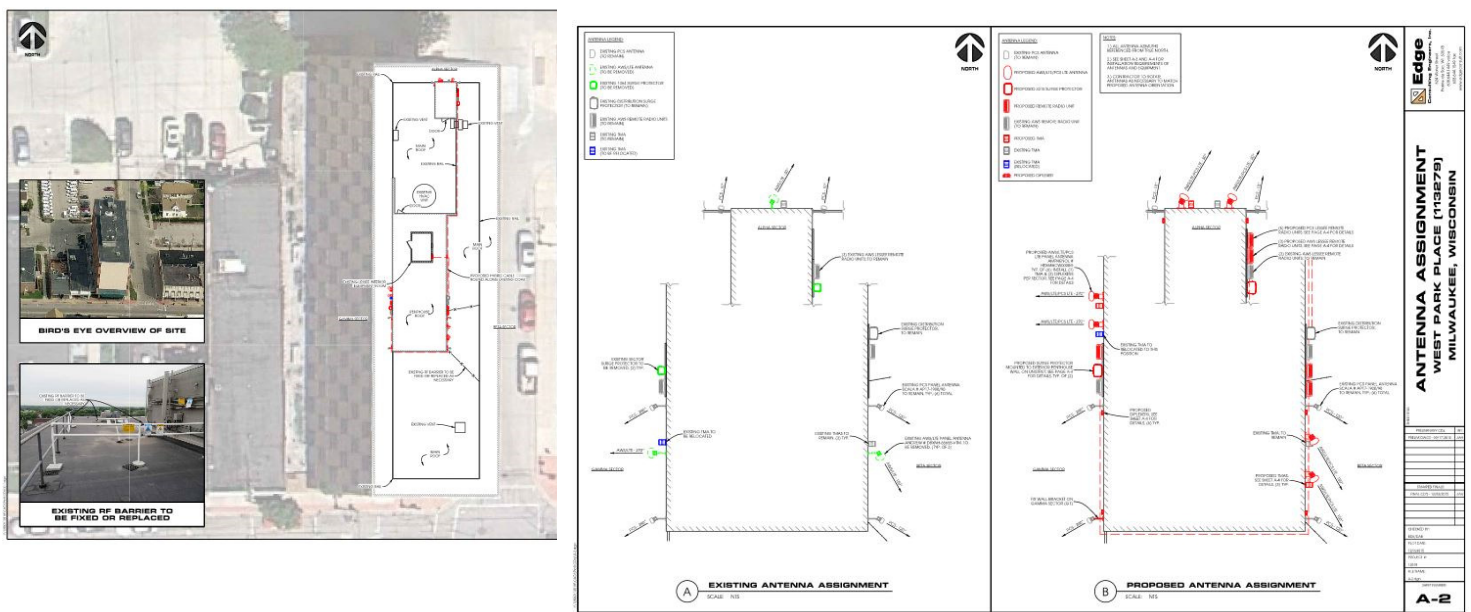
The applicant, Sandy Banfield, Buell Consulting, on behalf of Verizon Wireless, has submitted architectural plans to replace three of the existing antennas with six new antennas, including required antenna appurtenances, on top of the Lamp Light Inn building at 7400 W. Greenfield Ave. The applicant claims that the construction and operation of the proposed wireless communications facilities will not interfere or impact the current existing use of the property, that it will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community, and that it will not require any changes to existing topography or drainage.

The site is zoned C-1 Central Business District, which permits the collocation/attachment of telecommunication equipment to existing structures as Special Uses, and the site is currently regulated by an existing Special Use Permit.

**Project Description**

Verizon Wireless is proposing to replace three and add three new communications antennas on the roof of the Lamp Light Inn at 7400 W. Greenfield Ave. The antennas are intended to help upgrade Verizon's antennas to PCS Pi. Two new antennas will be added to the West side of the roof, one will be added and one will be replaced on the north elevation, one will be replaced and one will be added on the east elevation, and there are no antennas on the south elevation. In addition, Verizon Wireless plans on securing the new antenna mounts with structurally adequate bracings of hybrid cables that will be routed through the existing coax routes from the equipment room on to the roof.

- Below - The aerial view of the roof at 7400 W. Greenfield Ave showing the intended location of the new and replaced antennas. Also, the existing and proposed antenna locations on the roof of the building.



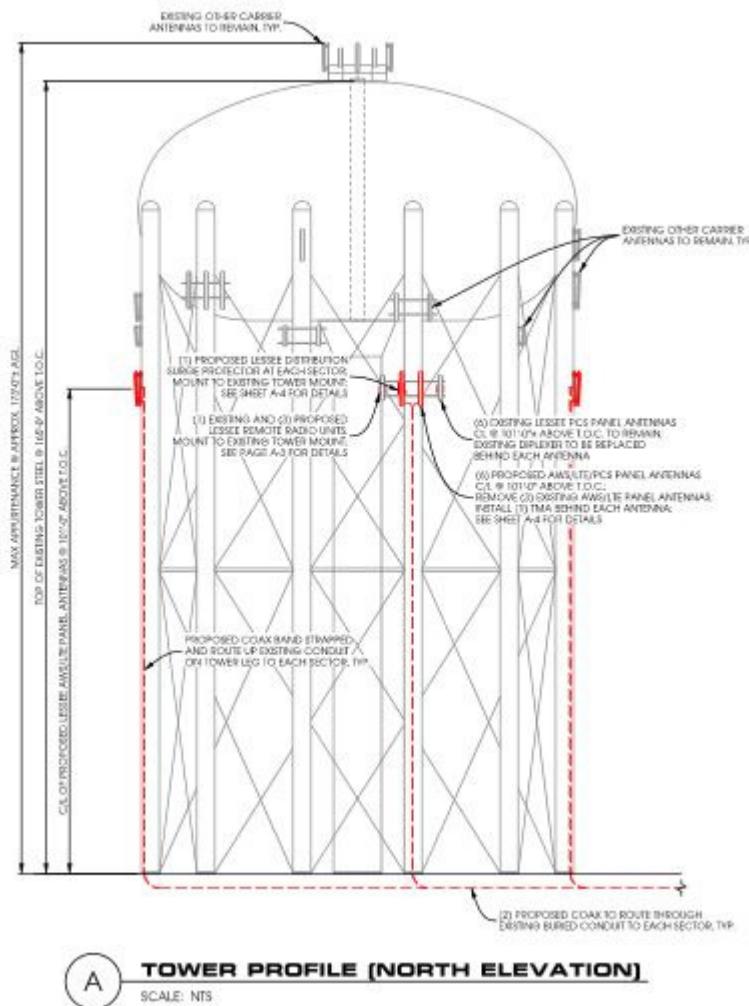
**Recommendation:** Recommend approval of the Site, Landscaping, and Architectural Plan for the proposed antennas and associated equipment to be located at 7400 W. Greenfield Ave., submitted by Sandy Banfield, d/b/a Buell Consulting (Tax Key No. 440-0415-001) with no additional conditions.

**4. Site, Landscaping and Architectural Plans for Verizon Wireless, to place additional antennas on the City's water tower, located at 11515 West Rogers St., submitted by Sandy Banfield d/b/a Buell Consulting. (Tax Key No. 481-9993-028)**

**Project Overview and Zoning**

The applicant, Sandy Banfield, Buell Consulting, on behalf of Verizon Wireless, is proposing to replace three of their existing antennas with six new antennas, including required antenna appurtenances on top of the City water tower located at 11515 W. Rogers St. The applicant claims that the construction and operation of the proposed wireless communications facilities will not interfere or impact the current existing use of the property, that it will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community and that it will not require any changes to existing topography or drainage.

The site is zoned M-1 Manufacturing District, which permits the collocation/attachment of telecommunication equipment to existing structures as Special Uses, and the site is currently regulated by an existing Special Use Permit.



An example of what the existing Verizon antennas look like.





5. **Site, Landscaping, and Architectural Plans for Precision Concrete Cutting to establish a new business within the existing building at W. Adler Ln., submitted by Leslie Walther, d/b/a JCRW Holdings, LLC. (Tax Key Nos. 413-9994-012)**

**Project Overview and Zoning**

Precision concrete has purchased the property at 122 and Adler Ln. from Product Miniature. The property was formerly occupied by Davis Snow and Ice Control.

The property consists of a 7,600 sf building on a half-acre lot. A paved parking lot exists in the front yard and a side drive connects to an unpaved rear yard.

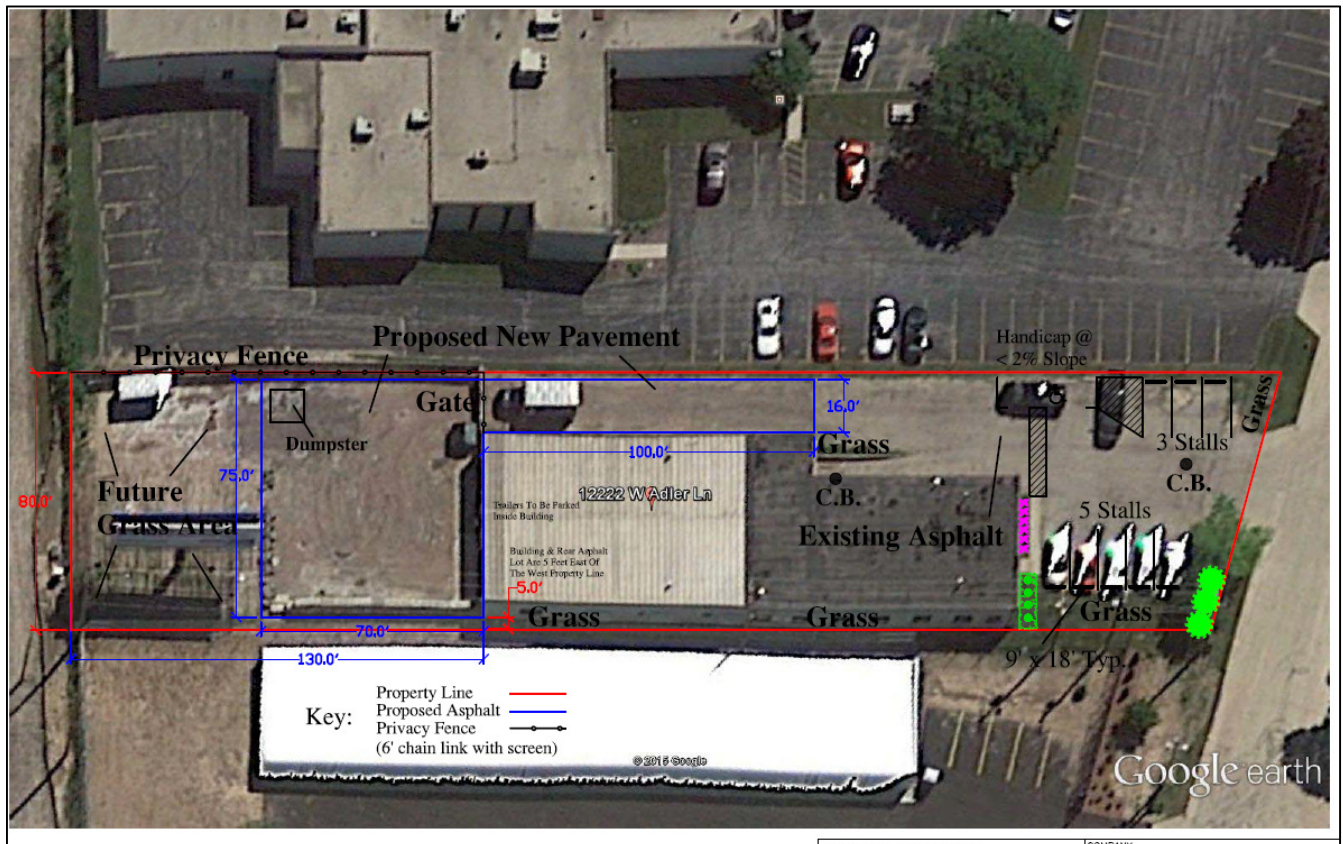
Precision, the new owner/occupant, proposes to utilize the site for their concrete cutting business. Operations on site will consist primarily of indoor storage, some limited outdoor storage and office space.

Precision Concrete Cutting was established in 2004, in Sussex - WI - Waukesha County and is a business listed in the category Concrete Breaking Cutting Drilling & Sawing and offers grinding services, cutting & drilling, concrete sawing, repair, sidewalk pumping and Maintenance. Precision Concrete Cutting also offers sidewalk repair and trip hazard removal.



**Site, Landscaping Improvements**

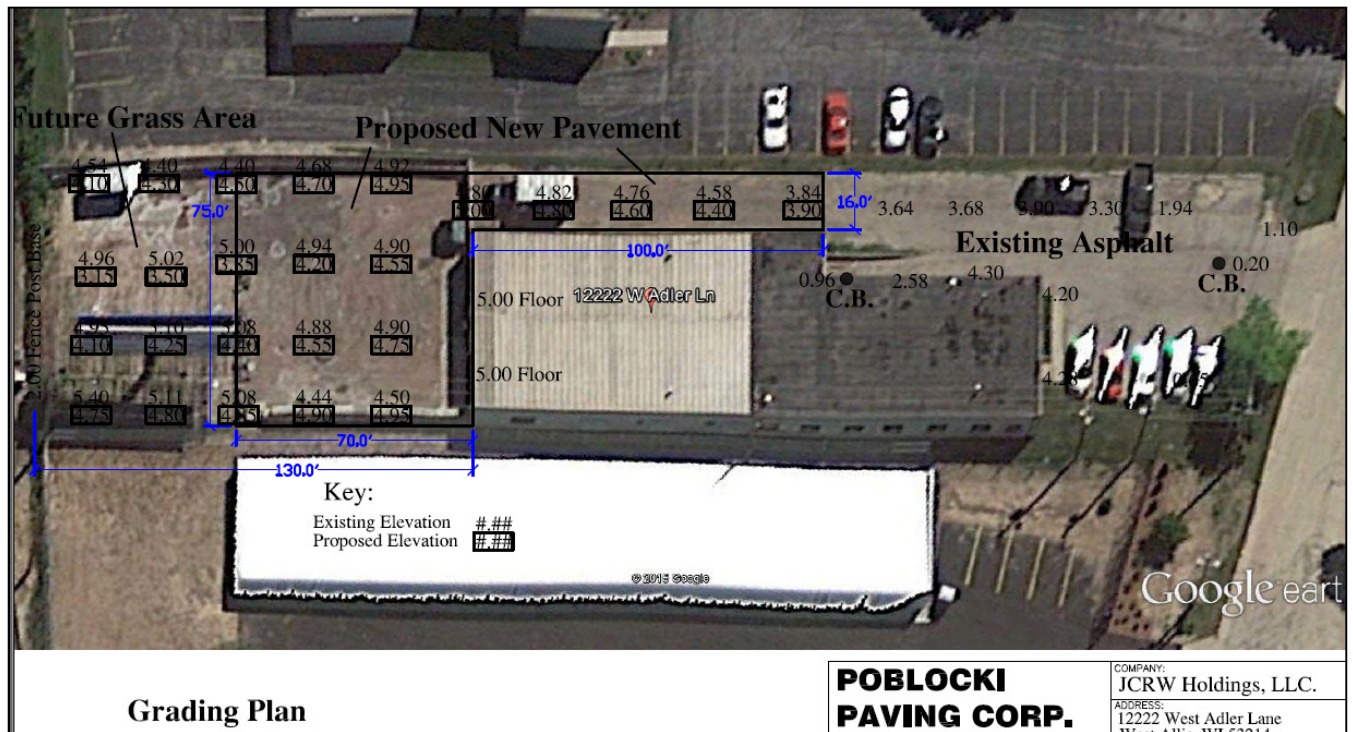
Proposed improvements include the following: paving of the side drive and portion of the unpaved rear yard to be completed by July 2016. As a precursor to paving, the site will also be graded to eliminate





drainage off site onto abutting properties east and west. The grading plan shows all surface drainage being controlled on site and directed north toward an existing drainage swale along the south side of I-94 or south toward the existing catch basin near Adler Ln. Any areas unpaved will consist of greenspace/turf. An existing 6-ft tall chain-link fence with privacy slats will be maintained. All equipment will be kept indoors, if any outdoor storage is proposed it will need to be shown within the fenced area and noted on the approved site plan. The M-1/Manufacturing District indicates that outdoor storage not exceed the fence height.

The applicant is also proposing landscaping improvements near W. Adler Ln. near the south side of the building foundation and the south edge of the parking lot.



### Architectural

While no architectural changes are proposed on the exterior of the building.

Staff notes that a dilapidated/rusted rear garage door will be replaced in May of 2016.

### Signage

No signage is proposed at this time. A sign permit is required should a proposal be submitted.



**Recommendation:** Recommend Plan Commission approval of the Site, Landscaping, and Architectural Plans for Precision Concrete Cutting to establish a new business within the existing building at W. Adler Ln., submitted by Leslie Walther, d/b/a JCRW Holdings, LLC. (Tax Key Nos. 413-9994-012) subject to the following:



(Items 1 through 3 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. A revised site/landscaping plan being submitted to the Department of Development to show the following: (a) specific landscaping improvements including the planting quantities and species list being indicated on a landscaping plan (subject to the City Foresters review); (b) existing grade details being updated to reference abutting properties. Surface runoff shall be maintained on site so as to avoid runoff to abutting properties east and west; (c) a grass slope being noted on plan to mitigate grade difference between the subject property and the property to the west; (d) Any areas not specifically noted as paved shall be noted as grass or landscaped; (e) parking areas being striped; (f) any outdoor storage being noted/delineated on the site plan and properly screened from view. Include the type, area and height; (g) details of any exterior changes to the building being noted. Contact Steven Schaer at 414-302-8466 with any questions.

2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner at 414-302-8466.

3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. The attached security form shall be submitted to and approved by the Building Inspection and Neighborhood Services Department, relative to the cost estimate as determined in Condition #2. Contact Steven Schaer at 414-302-8466.

**6A. Special Use Permit for Cross Point Church, a proposed religious institution, to be located within the existing building at 11000 W. Oklahoma Ave.**

**6B. Site, Landscaping and Architectural Plans for Cross Point Church, a proposed religious institution, to be located within the existing building at 11000 W. Oklahoma Ave., submitted by Dave Weiss, on behalf of Cross Point Church of West Allis. (Tax Key No. 520-0153-001)**

Items 6A and 6B may be considered together.

#### **Project Overview and Zoning**

Dave Weiss, on behalf of Cross Point Church has applied to establish a religious institution at 11000 W. Oklahoma Ave., in the building that formerly housed Goodwill. The site is zoned C-4, which allows religious institutions as Special Uses.



Cross Point Church is a non-denominational church that was established in 2013 and currently meets every Sunday at West Allis Central High School. They originally began meeting in Franklin, but were able to sell that building and make the move to West Allis, to be in a better position to serve more people in a primarily urban environment.

After searching for two years Cross Point Church decided to pursue a permanent location along or near Highway 100 in West Allis. The facility will allow the church to consolidate their programs under one roof. It will allow their volunteers, who are doing weekly set-up for a mobile church, a location to equip and mobilize for service in the city.

Total project costs are estimated to be \$250,000.

## Operations

Regular church services would be held 10:00 am on Sunday, with most people gone by 11:30 am. Current average attendance is 125 people, including children. Youth ministry will also be held on Wednesday evenings and Friday evenings from approximately 6:00 pm – 9:00 pm.

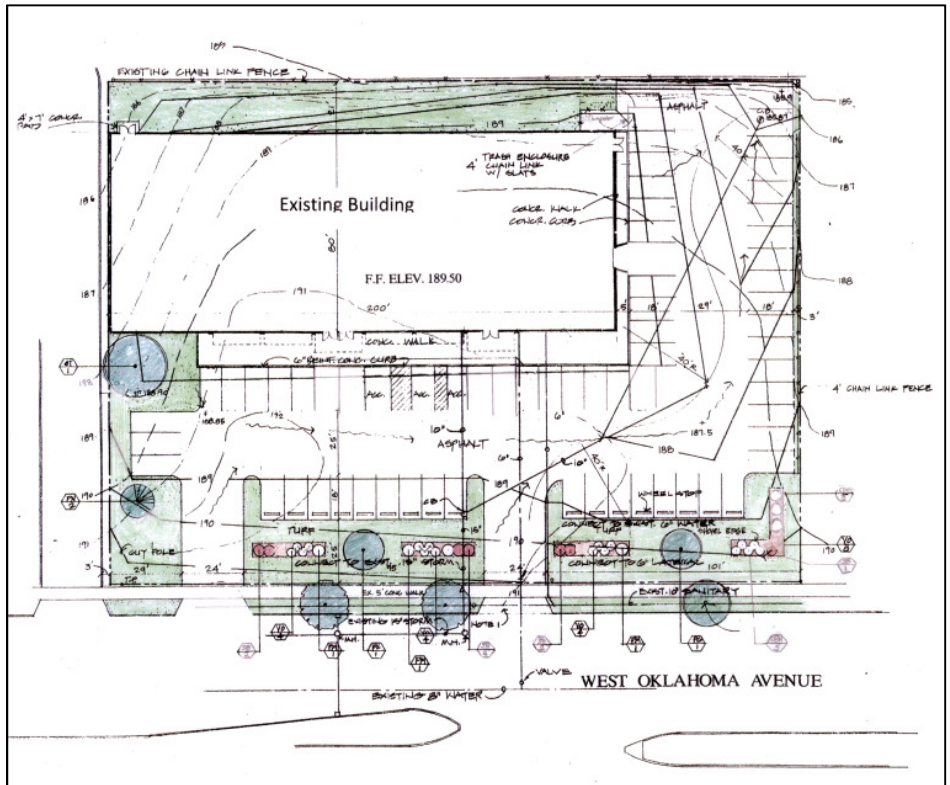
During the week the building would be occupied by staff consisting of two pastors and one secretary with business hours from 8:00 am to 5:00 pm (Monday – Friday). Various study groups would also occupy the building for 2 hour blocks at various times throughout the week for 6-8 week classes.

## Site and Landscaping

The applicant has resubmitted previously approved site and landscaping plans from the Goodwill Store, which were reviewed in 1993. Since that approval, slight changes have been made to the site, and landscaping standards have increased.

While perimeter landscaping around most of the parking lot frontage is evident, the parking lot does not contain any interior landscaping relief. Staff is requesting that a corner landscape island be installed at the south east corner of the building where the perpendicular parking spaces meet.

At one point a portion of the 4' chain-link fence on the eastern frontage was removed to provide access to the commercial drive into the former HUB Chrysler site. The submitted plans indicate that area would be used for parking, in which case the chain link fence should be re-installed, with accompanying landscaping, to restore the separation and allow for the additional parking stalls.



Alternatively, staff would like to see the applicant work with the adjacent property owner to formalize that connection and provide cross access to the sites. If that could be arranged, staff is recommending that landscape islands be installed on either side of the access point to provide a formal entrance "throat" to the site.

## Architectural

No architectural changes are proposed with this application. Minor paint maintenance is needed on the garage door on the eastern façade, to provide consistent paint coloring. Staff would also like to see consideration of an awning or canopy feature with landscaped planters to highlight the entrance of the building and provide relief to the expansive façade.

## Parking

As proposed, the site will have 65 parking stalls, including 3 accessible spaces. The 16,000 sq. ft. building is required to have 160 stalls, per code, which requires 1 space for each 100 sq. ft. of gross floor area.

The applicant has indicated that most of their attendees/families drive together in vehicles and that they do not foresee any parking problems at the site. They have also secured verbal agreement from the Incredi-Roll Skate & Family Fun Center to use their parking lot, if needed. (If this plan is actualized, staff would like to see a pedestrian circulation plan between the two sites, as the lots are split by a commercial driveway for the former HUB redevelopment.) Additional land for parking from the redevelopment site to the north may also be pursued in the future, if needed.

The Common Council may waive parking requirements as part of the Special Use approval. A public hearing has been scheduled for March 1 to hear any concerns with the proposal.

## Signage

The site currently has a freestanding sign that is not in compliance with the City's sign code. Staff has noted that the sign will have to be removed within one year of Special Use approval and replaced with a conforming sign, when desired. The applicant has requested permission to keep the existing sign until they are ready to apply for a new sign permit, but staff believes that the ordinance should be enforced.



**Recommendation:** Recommend Common Council approval of the Special Use Permit for Cross Point Church, a proposed religious institution, to be located within the existing building at 11000 W. Oklahoma Ave., and approval of the Site, Landscaping and Architectural Plans for Cross Point Church, a proposed religious institution, to be located within the existing building at 11000 W. Oklahoma Ave., submitted by Dave Weiss, on behalf of Cross Point Church of West Allis. (Tax Key Nos. 520-0153-001), subject to the following conditions:

(Items 1 through 6 are required to be satisfied prior to any work being done that is associated with the proposal reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) an awning or canopy over the main entrance with landscape planters; (b) consistent paint coloring on eastern façade's garage door; (c) inclusion of an interior landscaping island at the southeast corner of the building with plant species and quantities; (d) restoration of the missing eastern chain link fencing OR a formalized connection with landscape islands on either side of the approach; and, (e) inclusion of a bike rack near the entrance. Contact Bart Griepentrog, Planner II at 414-302-8469 with any questions.
2. Property owner's acknowledgement signature that the non-conforming pole sign will be removed within one year of the granting of the Special Use Permit.
3. Developer's submission of Easement agreements for ingress/egress and cross traffic being provided to the Department of Building Inspections and Neighborhood Services for review and approval, if sought under condition 1 (d).



4. An estimated cost of landscaping, screening and pole sign removal costs being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner at 414-302-8466.
5. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. The security form shall be submitted to and approved by the Building Inspections and Neighborhood Services Department, relative to the cost estimate as determined in Condition #4. Contact Steve Schaer at (414) 302-8466.
6. Common Council approval of the Special Use Permit, and applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office. (A Public Hearing has been scheduled for March 1, 2016.)

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

7. A revised signage plan being submitted to and approved by the Department of Development, if desired.
  8. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.
7. Site, Landscaping and Architectural Plans for proposed site improvements to the property located at 5708 W. Lincoln Ave., submitted by Tim Brennan of Brennan and Associates, property owner. (Tax Key No. 474-0430-001)

### **Project Overview and Zoning**

The property owner, Tim Brennan d/b/a Brennan and Associates, is proposing to occupy the building for his landscaping business. The property is zoned C-2, Neighborhood Commercial District which permits offices and home improvement contractors.

The property is .2 acres and includes a 8,000-sf building. Access is primarily from W. Lincoln Ave. but there is also alley access to an overhead door behind the building.

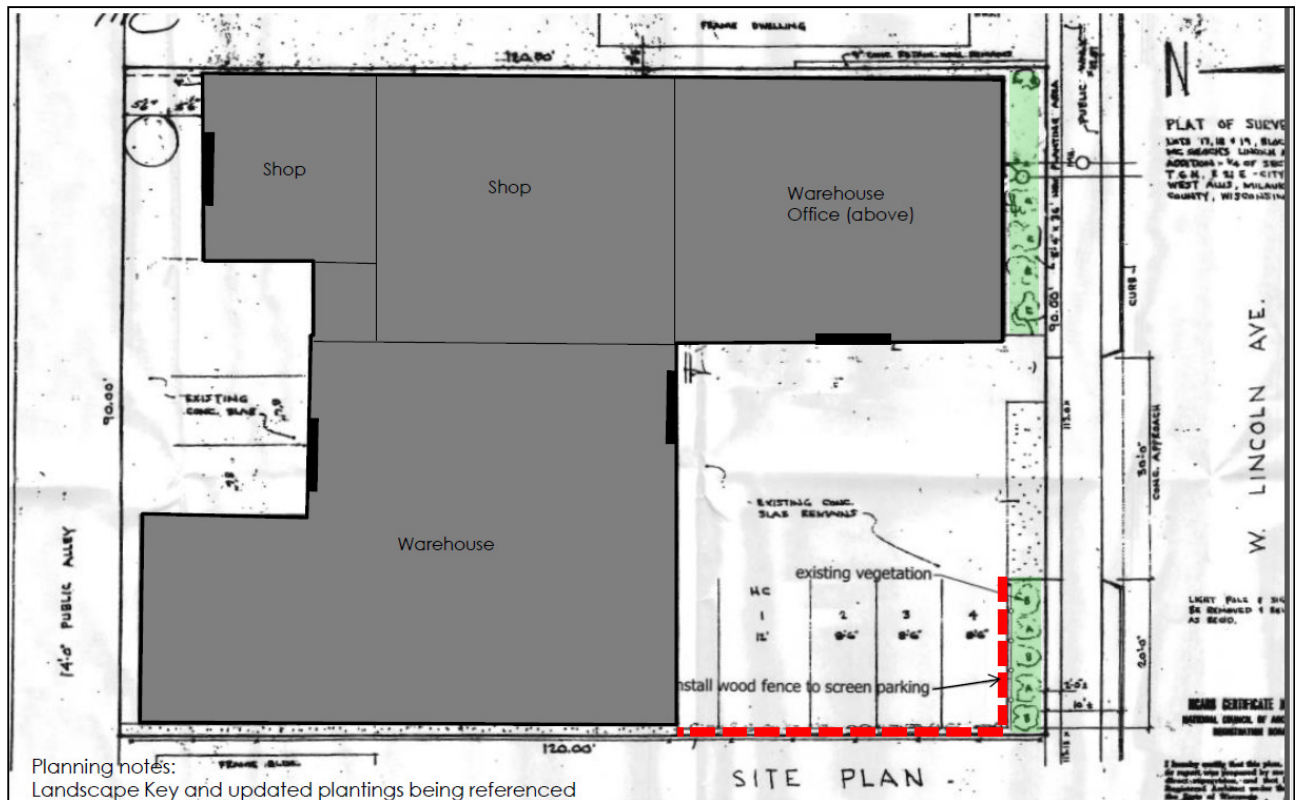
The occupant/owner is proposing to use the building for an office space with indoor storage. Up to 4 commercial vehicles will be stored on site in the front parking area near W. Lincoln Ave. The applicant is also proposing some site improvements to improve the look of the property.



While commercial vehicle parking is permitted in the Commercial Zoning district, outdoor storage of equipment and/or materials is not permitted within the C-2/Neighborhood Commercial Zoning District. The applicant is aware of this zoning restriction of outdoor storage and has only indicated indoor storage. Any external refuse areas will also need to be screened from view within a 4-sided enclosure.

### Site and Landscaping

Site improvements include a new 6-ft high wood fence and landscaping. A new fence will be installed along W. Lincoln Ave. (as a backdrop to new landscaping areas) and also along the west property line of the existing parking lot. The fences intended purpose is to help screen the commercial lot and parking from adjacent residential property to the west and also from residential uses south of W. Lincoln Ave. The fence will also help delineate the property boundary and prevent any encroachment of commercial parking into the residential lot to the west (which includes a parking lot in the front yard).



New landscaping beds will be installed in front of the building along the south elevation. This will consist of saw cutting asphalt and installing proper soil, plants and mulch. An existing planting bed exists on the SW corner of the site and this area will be renovated to include more appropriate plants and screening for the parking lot area.

### Architecture

No exterior changes are proposed.

### Signage

No signage proposal has been submitted. If desired a signage plan and permit will be required prior to installation.



**Recommendation:** Recommend Plan Commission approval of the Site, Landscaping and Architectural Plans for proposed site improvements to the property located at 5708 W. Lincoln Ave., submitted by Tim Brennan of Brennan and Associates, property owner. (Tax Key No. 474-0430-001)

(Items 1 through 3 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. A revised site/landscaping plan being submitted to the Department of Development to show the following: (a) specific landscaping improvements including the planting quantities and species list being indicated on a landscaping plan (subject to the City Foresters review); (b) parking areas being striped; (c) Commercial vehicle parking being noted on plans. Outdoor storage of equipment and/or materials is not permitted within the C-2/Neighborhood Commercial Zoning District (d) details of any exterior changes to the building being noted; (e) the proposed wood fence being stained an earth tone color; (f) if a refuse dumpster is to be kept outside on site it shall be screened within a 4-sided enclosure. Details of the enclosure to be provide. Contact Steven Schaer at 414-302-8466 with any questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner at 414-302-8466.
3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. The attached security form shall be submitted to and approved by the Building Inspection and Neighborhood Services Department, relative to the cost estimate as determined in Condition #2. Contact Steven Schaer at 414-302-8466.